



The City of Seattle
Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

STAFF REPORT

LPB 187/22

Property Name: Good Shepherd Center

Address: 4647 Sunnyside Avenue N

Features and Characteristics for which a Certificate of Approval is required:

The site, formal gardens, and exteriors of all of the buildings.

Designated under Standards:

C and F.

Summary of proposed changes: Proposed overlay of tapered insulation on top of the north end classroom addition and former garage to address roof drainage problems.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the changes to the roof profiles at portions of the Good Shepherd Center, 4647 Sunnyside Avenue N as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 111882.*
 - a. The buildings' roof profiles will be impacted by the added tapered insulation. But the proposed measure is to mitigate water intrusion that would ultimately have more of an adverse effect on the historic building.

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The Seattle Department of Neighborhoods**
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2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
 - a. The alternative approach to add perimeter gutters and downspouts to the classroom building would have more of an adverse effect, as the building was designed for internal drainage.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.
4. The added insulation may not exceed 13” as measured above the original roof parapet at the classroom building, and will have the lower height illustrated for the garage building.